



Enchanting Stone Village House with character and Private Courtyards - €145,000

Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 165,321.38

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	23.06.2026

Beschreibung:

A beautiful two-bedroom stone property in Nanteuil-en-Vallee. This medieval village offers essential amenities, including local shops, a hairdresser, a post office, pharmacy, doctor, butcher, a tearoom, restaurants, and bars. The property is ideal as a holiday home, with a low-maintenance exterior and two charming courtyard areas. Inside, the house offers two large reception rooms opening onto the courtyards, as well as a separate fitted kitchen. There is also a bedroom on the ground floor and a second bedroom upstairs. The roofs have been replaced within the last four years, and the property is connected to mains drainage.

GROUND FLOOR:

Sitting Room 20m² Tiled floor ☑Burley' wood burner, velux, exposed stone, doors to the courtyard
Sitting Room / Dining Room 27m² Parquet, wood pellet stove, doors to the courtyard, reversible air-con / heating unit (installed 3 years ago). Minstrels' gallery above
Fitted Kitchen 6.5m² Parquet
Hallway 7m² Laminate floor, storage cupboard
Bathroom 5m² Bath with shower above, WC, hand basin, heated towel rail
Bedroom 12m² Parquet

UPSTAIRS:

Landing 2m² Parquet, velux
Bedroom 14m² Laminate floor, beams, exposed stone, access to "minstrels' gallery"
Attic 10m² Parquet, 2 windows, great storage area



OUTSIDE:

2 enclosed courtyards (space for off-road parking) with shady dining areas, little workshop with power connected. Cellar below with laundry area.

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	100 m ²
Grundstücksgröße:	209 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	4
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/u36l7YyoDpo>

Kontaktinformation

IMLIX ID: IX8.625.192

